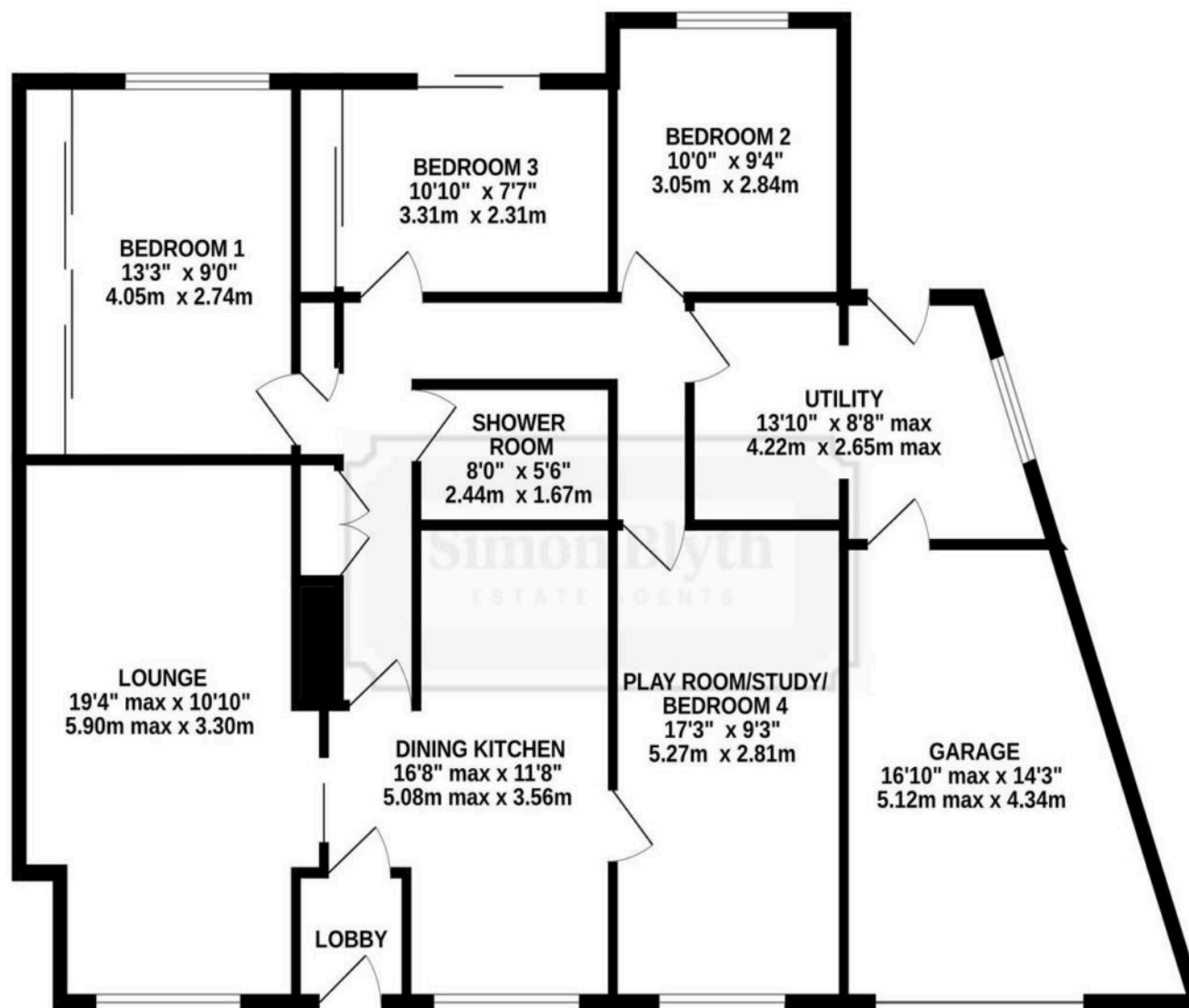




**Springfield Drive, Birdsedge**  
Huddersfield, HD8 8XS

Fixed Price **£305,000**





SPRINGFIELD DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 2 Springfield Drive

Birdsedge, Huddersfield, HD8 8XS

OCCUPYING A GENEROUS PLOT IS THIS WELL PRESENTED, THREE/FOUR BEDROOM, DETACHED TRUE BUNGALOW, NESTLED IN A QUIET, TUCKED AWAY POSITION IN THE SOUGHT-AFTER VILLAGE OF BIRDSEDGE. THE PROPERTY BENEFITS FROM OPEN-PLAN DINING KITCHEN, DRIVEWAY, GARAGE, AND SUMMERHOUSE WITH LIGHTING AND POWER, IDEAL FOR USE AS A GARDEN OFFICE. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of entrance, open plan dining kitchen, lounge, hallway, three bedrooms, bathroom, bedroom four/second reception room, wash kitchen/utility room and integral garage. Externally, there is a double driveway and low maintenance garden to the front. To the rear is an enclosed private garden with two flagged patio areas, one with a canopy over, lawn area and the useful and multipurpose summerhouse which has lighting and power in situ.

Tenure Freehold.

Council Tax Band D.

EPC Rating C.





## ENTRANCE

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance. There is an adjoining double-glazed window to the front elevation with obscure glass, attractive tiled flooring, a ceiling light point, a radiator, and a multi-panel timber and glazed door proceeding into the open-plan dining kitchen.

## OPEN-PLAN DINING KITCHEN

16' 8" x 11' 8" (5.08m x 3.56m)

There is a continuation of the attractive tiled flooring into the open-plan dining kitchen, which features a double-glazed window to the front elevation providing a pleasant view across the property's front gardens. There are two ceiling light points, a radiator, multi-panel timber and glazed doors providing access to the lounge and inner hallway, and a multi-panel timber door leading to a versatile additional reception room / bedroom. There is a wide range of fitted wall and base units with handleless, shaker-style cupboard fronts and complementary timber work surfaces over, which incorporate a stainless steel, inset sink and drainer unit with chrome mixer tap. There is space and provisions for a gas cooker with integrated cooker hood over, tiling to the splash areas, and space for an undercounter fridge/freezer. There is under-unit lighting and pelmet lighting.







### LOUNGE

19' 4" x 10' 10" (5.89m x 3.30m)

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation with pleasant views across the front gardens and providing a great deal of natural light. There is a decorative plate rail, fitted shelving, two radiators, two wall light points, a central ceiling light point, and the focal point of the room is the electric fireplace with attractive inset and set upon a raised granite hearth.

### SECOND RECEPTION ROOM / BEDROOM FOUR

17' 3" x 9' 3" (5.26m x 2.82m)

The second reception room / bedroom four is a generously proportioned space which enjoys a great deal of natural light courtesy of the double-glazed window to the front elevation. The room is versatile and could be utilised as a craft room, a workshop, or as a spacious double bedroom. There is laminate flooring, two ceiling light points, a radiator, and a multi-panel door providing access to the inner hallway.



### INNER HALLWAY

The inner hallway features high-quality flooring and multi-panel timber doors providing access to bedrooms one, two and three, the house shower room, and the wash kitchen / utility room. There is a decorative dado rail, a decorative picture rail, a radiator, recessed spotlighting to the ceiling, a ceiling light point, a loft hatch providing access to a useful attic space, a useful airing cupboard housing the hot water cylinder and with floor-to-ceiling cupboards for additional storage, and a bank of windows providing borrowed light from bedroom three.



### **BEDROOM ONE**

13' 3" x 9' 0" (4.04m x 2.74m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a radiator, a ceiling light point, a double-glazed window to the rear elevation, wall-to-wall fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ.

### **BEDROOM TWO**

10' 0" x 9' 4" (3.05m x 2.84m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation with views across the property's gardens, a ceiling light point, and a radiator.







### **BEDROOM THREE**

10' 10" x 7' 7" (3.30m x 2.31m)

Bedroom three is currently utilised as a study but can accommodate a single bed with ample space for freestanding furniture. There is laminate flooring, a radiator, double-glazed sliding patio doors to the rear elevation, fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ, and a bank of windows with obscure glazed inserts to the rear elevation.

### **HOUSE SHOWER ROOM**

8' 0" x 5' 6" (2.44m x 1.68m)

The house shower room features a white, three-piece suite comprising a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome taps, and a fixed frame shower cubicle with electric Mira Sport shower. There is a decorative dado rail with wood panelling beneath, tiling to the splash areas, a ceiling light point, an extractor fan, a radiator, and a chrome ladder-style towel rail.

### **WASH KITCHEN / UTILITY ROOM**

13' 10" x 8' 8" (4.22m x 2.64m)

A great addition to the property is the wash kitchen / utility room which features various fitted wall and base units with a work surface over. There is plumbing and provisions for an automatic washing machine with ample space for further under-counter, freestanding appliances. There is also a single bowl, stainless steel sink unit with chrome taps and cupboards under, tiling to the splash areas, a radiator, two ceiling light points, an under-unit fluorescent tube light point, a double-glazed window to the side elevation, a double-glazed external door with obscure glazed inserts to the rear elevation, a door providing access to the garage, and a loft hatch providing access to a useful storage area.





## FRONT GARDEN

The property occupies a generous plot, which features a tarmac driveway providing off-street parking for multiple vehicles and leading to the integral garage. The front garden is laid predominantly to lawn with mature, well-stocked hedge boundaries, and with a ramp leading to the front door. A flagged pathway leads down the side of the property to a gate which encloses the rear garden.

## REAR GARDEN

The rear garden is enclosed and private. It features a flagged patio area which is an ideal space for al fresco dining and barbecuing, a timber canopy providing shelter for outside entertaining, various external lights, a double plug point, and a further covered area down the side of the property for additional garden storage. The patio then extends to a further flagged area which leads to a lawn garden with well-stocked flower and shrub beds. There is a hardstanding for a garden shed, and a fabulous summerhouse which is utilised as a craft room.

**SUMMERHOUSE** The summerhouse is accessed via timber and glazed double doors to the front. There is lighting and power in situ, a bank of windows to the front and side elevations, a fitted work surface, laminate flooring, and the versatility to use this space as a garden office, hobby room or further outdoor entertaining.

## GARAGE

16' 10" x 8' 8" (5.13m x 2.64m)

The garage features an electric, remote controlled, roller shutter door, and has lighting and power in situ. As well as space for a vehicle, there is also ample space to create a workshop area. There is a double-glazed window to the side, and it houses the wall-mounted condensing boiler.













## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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